

**JARROD TURNER DIXON, ET UX  
GRANTORS**

**TO**

**WARRANTY DEED**

**JOSEPH C. CUNNINGHAM  
GRANTEE**

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For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **JARROD TURNER DIXON AND CYNTHIA MCCLEROY DIXON, husband and wife**, do hereby sell, convey and warrant unto **JOSEPH C. CUNNINGHAM, a single person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 90, Section D, The Branch Subdivision, situated in Section 35, Township 1 South, Range 6 West, as shown by plat of record in Plat Book 49, at Page 8, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2005 shall be prorated among the parties.

FNF

WITNESS OUR SIGNATURE this 15th day of July, 2005.

Jarrold Turner Dixon  
Jarrod Turner Dixon

Cynthia McLeroy Dixon  
Cynthia McLeroy Dixon

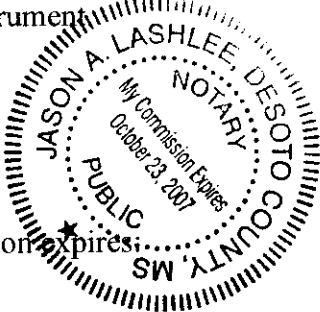
STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of July, 2005, within the jurisdiction, the within named Jarrod Turner Dixon and Cynthia McLeroy Dixon, who acknowledged that they executed the above and foregoing instrument.

(S E A L)

My Commission Expires:



Jason A. Lashlee  
Notary Public

GRANTORS' ADDRESS AND PHONE:

Home: 110 Ross Rd.  
Olive Branch, MS 38654  
Work: 662-893-6766  
662-901-212-3789

GRANTEE'S ADDRESS AND PHONE:

10405 Catalpa Cove  
Olive Branch, MS 38654  
Home: (601) (901) 326-0063  
Work: (901) 566-9132

**PREPARED BY AND RETURN TO:**

**FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.**

**JAMES R. CARR, ATTORNEY**

**6880 COBBLESTONE BLVD, SUITE 2**

**SOUTHAVEN, MS 38672**

**PHONE: 662.892.6536 FAX: 662.890.8775**

**FILE #: S12999**